



From the Sands

An Update to Association Members from your Board
and Cunningham Property Management (CPMC)
Fall 2021 Edition

Siesta Sands Resort Owners' Association, Inc.

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Dear Association Member,

Welcome to the 2021 Fall edition of "From the Sands". The goal of this association newsletter is to keep association members apprised of decisions your Board of Directors are considering or have finalized. Your questions and suggestions are always welcome. Please contact Cunningham Property Management.

Thank you,
Jeff Bernacchi
Board President

Projects completed in 2021

Parking lot repaved - 1st Quarter
Refurbished & Painted beach gates – 1st Quarter
Beach dune renourishment – 2nd Quarter
Annual tree trimming – 3rd Quarter
Condo Building Roof – 4th Quarter
Agreed to terms for a new 3-year management agreement with Cunningham Property Management (CPMC) – 4th Quarter

Future Projects

Your board and management are in the process of planning and pricing multiple projects for our Siesta Sands Resort. Several have been approved and in the scheduling stages.

- We have contracted with Shane & Associates along with RAM Coatings & Maintenance to investigate and solve the water intrusion in Building C. They have identified a few problem areas and will begin work to eliminate the water intrusion issues late November.

- Property mulching and Northwest landscaping are scheduled for the 4th quarter 2021. Indian hawthorn hedges that have partially died out will be removed and replaced with ixora hedges. Landscapers will also add an additional 200 sea oats to the beach dunes in our on-going effort to renourish the dunes.

- Building C roof replacement is scheduled for December 4-18, 2021. This will be a major undertaking due to the relocation of all rooftop AC units onto elevated racks per current code. During the first week December 4-11, the condo units will be without AC for 1-2 days each and the noise level will be high. A large crane will be on the property for the duration of the project. The 2 weeks of this project are typically low demand weeks for rentals therefore we are renting around this timeframe when possible.

- Timeshare refurbishing will start this year, finally! Carpets in the units will be replaced with tile and bathrooms will be remodeled. As has become common, supply chain issues have delayed the project to this point. We plan to start in 2021 and finish all timeshare units in 2022.





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House Rules Update

Renter/Guest Registration and Parking Pass Requirement

A House Rules update requires all guests and renters who are staying at Siesta Sands unaccompanied by the owner of the unit to register with CPMC management. Therefore, beginning January 1, 2022, overnight guests and renters who are not staying in the presence of the unit owners will be required to check in with the front desk upon arrival. One member of the party will need to complete the Siesta Sands Beach Resort Rules and Regulations form and provide contact information. Parking passes will also be required and should be obtained from CPMC management.

Owner Liability Insurance Requirement

Another House Rules update requires unit owners to provide proof of liability insurance if they rent out their unit. In addition, if the unit is not rented using CPMC management, unit owners will also need to provide proof of licensing with the necessary governmental bodies. CPMC ensures proper licensing for units rented through CPMC. Full language of the new House Rules follows.

SIESTA SANDS RESORT

HOUSE RULES

1. For the safety of all unit owners, and their guests, unit owners must provide the onsite property manager with the name and contact information for any renter, or guest unaccompanied by the unit owner, within 5 days prior to the commencement of the renter or guest's occupancy of the unit.

2. Any unit owner who allows a renter or tenant to park in the unit owners assigned parking space within the condominium parking garage must notify the onsite property manager at least 5 days prior to the commencement of the renter or guest's occupancy of the unit as a parking pass will be required. The renter or tenant must place the parking pass visibly within the dashboard of their vehicle. If the renter or tenant is long term or comes on a re-occurring basis, the onsite property manager must have a letter on file, signed by the unit owner, granting such permission.

3. Prior to renting or leasing a unit within the Condominium, the unit owner must provide the onsite property manager with proof (1) of any license required by applicable governmental bodies for the rental of the unit and (2) that the unit owner carries general liability insurance.

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New Hotel Construction on Siesta Key Update

We are watching closely the progress of developer negotiations for a total of (4) separate new Hotel projects on Siesta Key. A new organization was formed this year with the goal of getting a vote on Siesta Key incorporation on a 2022 ballot. While this incorporation effort, if successful, will probably come too late to affect these hotel projects, it will give local residents control over future development of Siesta Key. Currently, no local governing authorities live on the key. You can find out more at this link.

[Save Siesta Key](#)



The image (courtesy of Sarasota County) shows the location of the two proposed Village hotels, which are side by side.

Four hotels are being proposed for Siesta Key:

- two in Siesta Key Village
- one at the Wells Fargo site
- one near the south bridge on Old Stickney Point Road (near Siesta Sands)

All building proposals plan for 100 or more rooms of Transient (nightly) Accommodations, exceeding existing density limitations and the 35-foot height restriction. As of November 3, two have been approved.

Links to articles pertaining to proposed hotels:

[Local News Channel](https://www.wtsp.com/article/news/local/sarasotacounty/battle-over-high-rise-hotels-siesta-key/67-3a194b71-e0c9-490c-b361-0a244454c469) - <https://www.wtsp.com/article/news/local/sarasotacounty/battle-over-high-rise-hotels-siesta-key/67-3a194b71-e0c9-490c-b361-0a244454c469>

[YourObserver.com](https://www.youobserver.com/article/second-siesta-key-hotel-earns-county-endorsement) - <https://www.youobserver.com/article/second-siesta-key-hotel-earns-county-endorsement>

[Sarasota Magazine](https://www.sarasotamagazine.com/news-and-profiles/2021/11/another-siesta-key-hotel-moves-forward) - <https://www.sarasotamagazine.com/news-and-profiles/2021/11/another-siesta-key-hotel-moves-forward>

